



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZRZ13-00025 (Related to PZDS13-00010)  
**Application Type:** Rezoning  
**CPC Hearing Date:** August 8, 2013  
**Staff Planner:** Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

**Location:** 14400 Pebble Hills Boulevard  
**Legal Description:** A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 70 acres  
**Rep District:** 5  
**Existing Zoning:** R-F (Ranch and Farm)  
**Existing Use:** School  
**Request:** From R-F (Ranch and Farm) to S-D (Special Development)  
**Proposed Use:** School

**Property Owner:** Socorro Independent School District  
**Representative:** Parkhill, Smith & Cooper, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** G-MU (General Mixed Use) / Vacant  
**South:** R-5 (Residential) / Single family dwellings; C-2/c (Commercial/conditions) / Vacant  
**East:** City Limit  
**West:** C-2/c (Commercial/conditions) / Vacant; A-2 (Apartment)/ Multi-family dwellings

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable)

**NEAREST PARK:** Tierra Del Este Linear Park (1,042 feet)

**NEAREST SCHOOL:** El Dorado 9<sup>th</sup> Grade High

### **NEIGHBORHOOD ASSOCIATIONS**

Eastside Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 24, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to S-D (Special Development) in order to allow for a school. The subject property is 70 acres in size and is currently used as a school. The R-F (Ranch and Farm) is not allowed school to exceeded 35-foot height requirement. The school is proposing a 59-foot auditorium. The S-D zoning district maximum height limitation requires 45-foot; except developments of more than 25 acres or as approved by City Council. Access to the subject property is proposed from Pebble Hills Boulevard and John Hayes Street. The rezoning case is related to detailed site development plan application (PZDS13-00010).

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to S-D (Special Development) with a condition:

*That a ten (10) foot landscaped buffer with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at ten (10) feet on center along the property lines adjacent any residential or apartment zone district or uses. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.*

The recommendation is based on compatibility with surrounding land uses and the existing G-MU (General Mixed Use) zoned properties to the north of the subject property and supports the Plan El Paso land use designations G-4, Suburban, walkable.

#### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

#### **COMMENTS:**

##### **Planning Division - Transportation**

No objections

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

##### **City Development Department – Plan Review**

No objections.

##### **City Development Department - Land Development**

No objections.

##### **Fire Department**

No objections.

##### **Police Department**

No issues.

##### **El Paso Water Utilities**

We have reviewed the zoning change request described above and provide the following comments:  
A portion of John Hayes Street (Section 48, Block 79, Township 2) is located within the Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU prior to the City of El Paso issuing a

Building Permit in accordance with the City of El Paso's Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

Impact fees are due at the time new service application for individual water meters within the eastern half of John Hayes Street.

Annexation fees are due at the time of new service application for individual water meters to provide service to 14400 Pebble Hills Boulevard.

EPWU does not object to this request.

#### PWU-PSB Comments

##### Water:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twelve (12) inch diameter water main.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 10257 located at the corner of Pebble Hills Boulevard and John Hayes Street have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 56 psi, discharge of 978 gallons per minute (gpm).

##### Sanitary Sewer:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing thirty-six (36) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 1,115 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue along John Hayes Street towards the north there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 400 feet north of Charles Foster Avenue.

##### General

As per EPWU-PSB Records 14400 Pebble Hills Boulevard has a single six (6) inch diameter domestic water service, a single six (6) inch diameter water irrigation service (yard meter) and a single six (6) inch diameter fire-fighting water service (fire line).

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

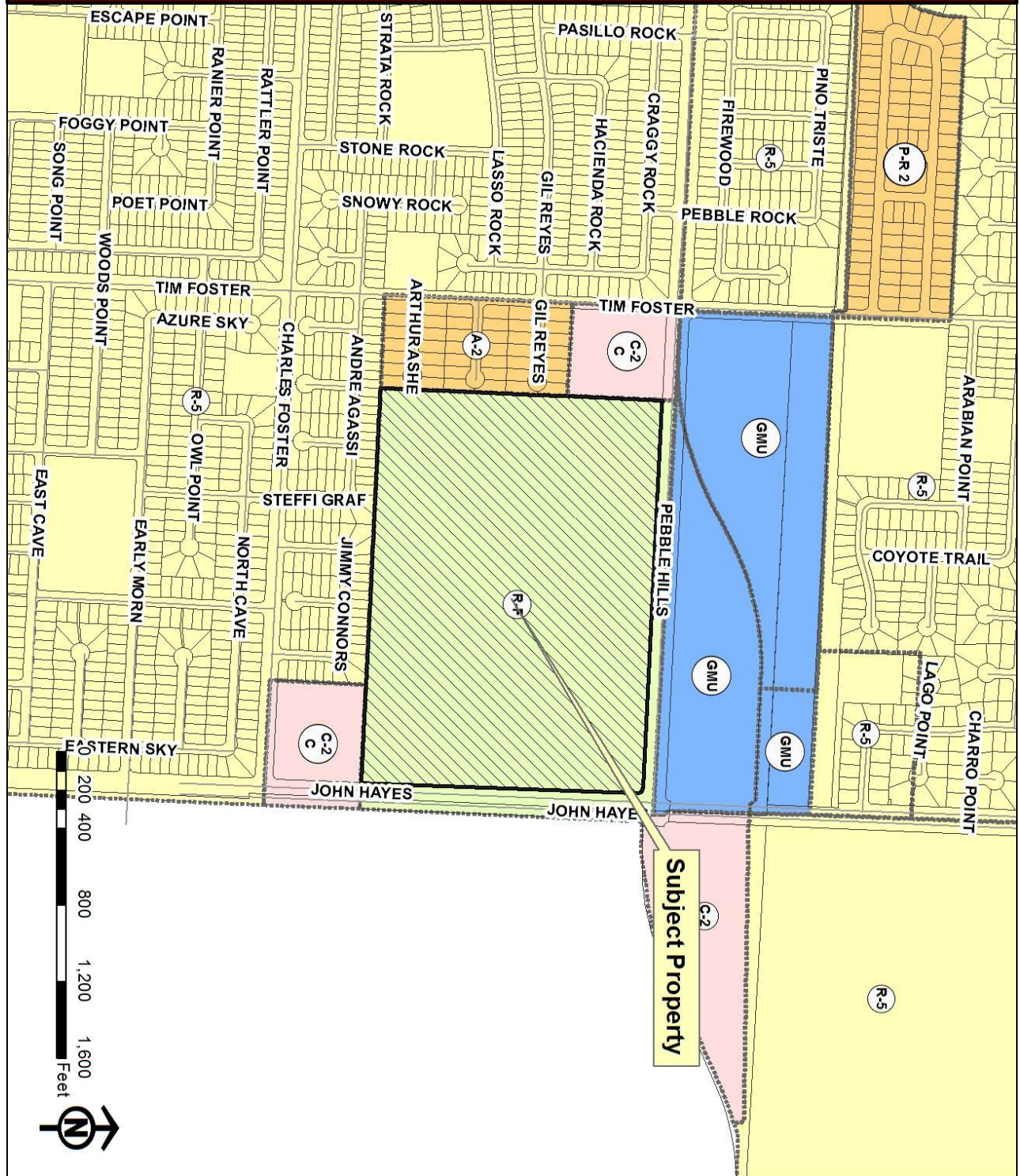
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Building Elevation

ATTACHMENT 1: ZONING MAP

PZRZ13-00025 & PZDS13-00010





ATTACHMENT 2: AERIAL MAP

PZRZ13-00025 & PZDS13-00010



[illegible]

NOTE:  
DRAWING FOR PERMIT PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION  
OR BIDDING PURPOSES



PARKHILL SMITH &amp; COOPER

PSG

**PEBBLE HILLS  
HIGH SCHOOL  
PHASE IV  
VOLUME I**

14400 PEBBLE HILLS BLVD,  
FT. PAGO, TEXAS 75060

## NOTES

**OVERALL SITE PLAN**

**C-101.0**

## 6/14/2013 12:52:47 PM



## KEY NOTES

|                |  |
|----------------|--|
| AS PREPARED BY | 1  |
| 28             | ACTUAL PAINT SYSTEM                        |
| 43             | FIELD-CONCRETE PAINTING/ STRUCTURAL GRIMES |
| 118            | CORRECT PAINT JOINT                        |
| 200            | STOVE VEHICLE TYPE A                       |
| 413            | ALUM CURTAIN WALL & GLAZING, AS SHOWN      |
| 490            | FIELD FINISHING                            |



PARKHILL SMITH &amp; COOPER

**95% CONSTRUCTION DOCUMENTS**

14400 PEOPLE HILLS BLVD.  
EL PASO, TEXAS 79928

ABCD  
EFGH  
IJKL  
M

424

EXTERIOR ELEVATIONS -  
FINE ARTS / ATHLETICS

**A-201**